

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning & Zoning Manager/(954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Resolution: Approving Plat Application P 1-1-08/08-20/Norwegian Seamen's Church/2950 South Flamingo Road

**AFFECTED DISTRICT:** District 3

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** PLAT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "NORWEGIAN SEAMEN'S CHURCH" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE. (P 1-1-08, Norwegian Seamen's Church, 2950 South Flamingo Road)

**REPORT IN BRIEF:** The petitioner requests approval of the plat known as the "Norwegian Seamen's Church." The proposed plat consists of 3.257 net acres (141,875 sq. ft.) This plat is restricted to 3,200 square feet of church; 5,650 square feet of office and fellowship hall, 2,300 square feet of three-car garage/storage and a rectory (three units) which are ancillary to the church uses. The proposed plat provides vehicular access onto the subject site off Frontage Road through a 50 feet ingress-egress easement along western boundary line.

Staff finds that the proposed "Norwegian Seamen's Church" plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the November 12, 2008 Planning & Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. DeArmas, to approve subject to any restrictions which the Town had asked for in terms of not for a school use and the

residence apartments for none other than rectory/church staff; and subject to staff's comments. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – absent; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes.  
**(Motion carried 4-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION:** Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Shall be subject to finding of adequacy determined by Broward County.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

**Attachment(s):** Resolution, Planning Report, Plat

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "NORWEGIAN SEAMEN'S CHURCH" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Norwegian Seamen's Church" was considered by the Town of Davie Planning and Zoning Board on November 12, 2008;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Norwegian Seamen's Church" is hereby approved subject to the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy traffic concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**Exhibit “A”**

**Application:** P 1-1-08/08-20/Norwegian Seamen’s Church

**Original Report Date:** 09/12/08

**Revision(s):**

09/19/08, 11/17/08

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner**

**Name:** Norwegian Seamen’s Church, Inc.  
**Address:** 1180 South America Way  
**City:** Miami, Florida 33132  
**Phone:** (305) 358-2814

**Petitioner**

**Name:** Tomas Suarez, The Clawson Group  
**Address:** 214 Ponce de Leon Avenue  
**City:** Royal Palm Beach, Florida 33411  
**Phone:** (561) 798-0548

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**Background Information**

**Application Request:** Approval of the plat known as the “Norwegian Seamen's Church”

**Address:** 2950 South Flamingo Road

**Location:** Generally located on the east side of Flamingo Road and along frontage road, north of Southwest 36<sup>th</sup> Court.

**Future Land**

**Use Plan Map:** Residential 1 DU/Acre

**Existing Zoning:** A-1, Agricultural District

**Proposed Zoning:** CF, Community Facility District

**Existing Use:** Single-family home

**Parcel Size:** 3.257 gross acres (141,875 sq. ft.)

**Proposed Use(s):** House of Worship

**Proposed Density:** n/a

**Surrounding Land**

	<b><u>Surrounding Use(s):</u></b>	<b><u>Use</u></b>	<b><u>Plan</u></b>	<b><u>Map</u></b>
<b>North:</b>	Nursery	<b><u>Designation(s):</u></b>	Residential	1
DU/Acre				
<b>South:</b>	Nursery		Residential	1
DU/Acre				
<b>East:</b>	Nursery		Residential	1
DU/Acre				
<b>West:</b>	Flamingo Road		Residential	1
DU/Acre				

	<b><u>Surrounding Zoning(s):</u></b>
<b>North:</b>	A-1, Agricultural District
<b>South:</b>	AG, Agricultural District
<b>East:</b>	A-1, Agricultural District/ AG, Agricultural District
<b>West:</b>	E, Estate District

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## **Zoning History**

### **Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

### **Concurrent Request(s) on same property:**

*Site Plan Application (SP 1-5-08)*, the petitioner requests a site plan approval for a House of Worship.

*Rezoning Application (ZB11-1-07)*, the petitioner requests to rezone the subject property from A-1, Agricultural District, to CF, Community Facility.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-360(B)(1))* platting requirements.

*Land Development Code (Section 12-366.1 (A) thru (D))* submission requirements for plats.

*Land Development Code*, Article XII of the Land Development Code, Subdivisions and Site Plans.

*Land Development Code (Section 12-24 (J)(5))*, the CF, Community Facility The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, frontage of 100 feet, front setback of 50 feet, side and rear setbacks of 25 feet, maximum building height of 35 feet, and 30 percent minimum open space.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.



**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Community Facilities Use, policy 13-2:* Community Facilities may be permitted in land use categories other than Community Facilities category, provided such development is compatible with and does not adversely affect the development of surrounding land for designated purposes.

*Future Land Use Plan, policy 5-2:* The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 3.257 net acres (141,875 sq. ft.)
2. *Restrictive Note:* This plat is restricted to 3,200 square feet of church; 5,650 square feet of office and fellowship hall, 2,300 square feet of three-car garage/storage and a rectory (three units) which are ancillary to the church uses.
3. *Access:* The proposed plat provides vehicular access onto the subject site off Frontage Road through a 50 feet ingress-egress easement along western boundary line.
4. *Trails:* The Peaceful Ridge Trail is located along Flamingo Road (Frontage Road) and Southwest 121<sup>st</sup> Avenue right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.

5. *Easements and Reservation:* The following easements are proposed by this plat:
  - a. Fifteen (15) foot utilities easement along the west boundary line.
  - b. Fifteen (15) foot utilities easement along part of the south boundary line.
  - c. Ten (10) foot trail easement along the west boundary line.
6. *Vacations and Dedications:* There are no dedications or vacations proposed by this plat.
7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner had submitted to CBWCD and currently under review (see attached letter).
8. *Compatibility:* The proposed plat can be considered compatible with the existing community facilities and residential properties located along Flamingo Road. The propose plat is consistent with the Land Development Code as it relates to access, location, size, and use.

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## **Significant Development Review Committee (DRC) Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

### **Engineering Division:**

1. CBWCD approval is required prior to final site plan approval.
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## **Staff Analysis**

The proposed “Norwegian Seamen’s Church” plat will accommodate a House of Worship building on the subject site. The subject site was originally recorded according to amended plat unit “A Flamingo Groves”, as recorded in plat book 10, page 52, of the public records of Broward County, Florida. The proposed plat meets the intent of the CF, Community Facility District, Comprehensive Plan, and Future Land Use Plan Map designation of Residential 1 DU/Acre.

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## **Staff Findings of Fact**

Staff finds that the proposed “Norwegian Seamen’s Church” plat is in accordance with the Land Development Code as it relates to access, location, and size. The proposed plat can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

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## **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following condition:

1. Shall be subject to finding of adequacy determined by Broward County.
  2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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## **Planning and Zoning Board Recommendation**

At the November 12, 2008 Planning & Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. DeArmas, to approve subject to any restrictions which the Town had asked for in terms of not for a school use and the residence apartments for none other than rectory/church staff; and subject to staff’s comments. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – absent; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-0)**

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## **Town Council Action**

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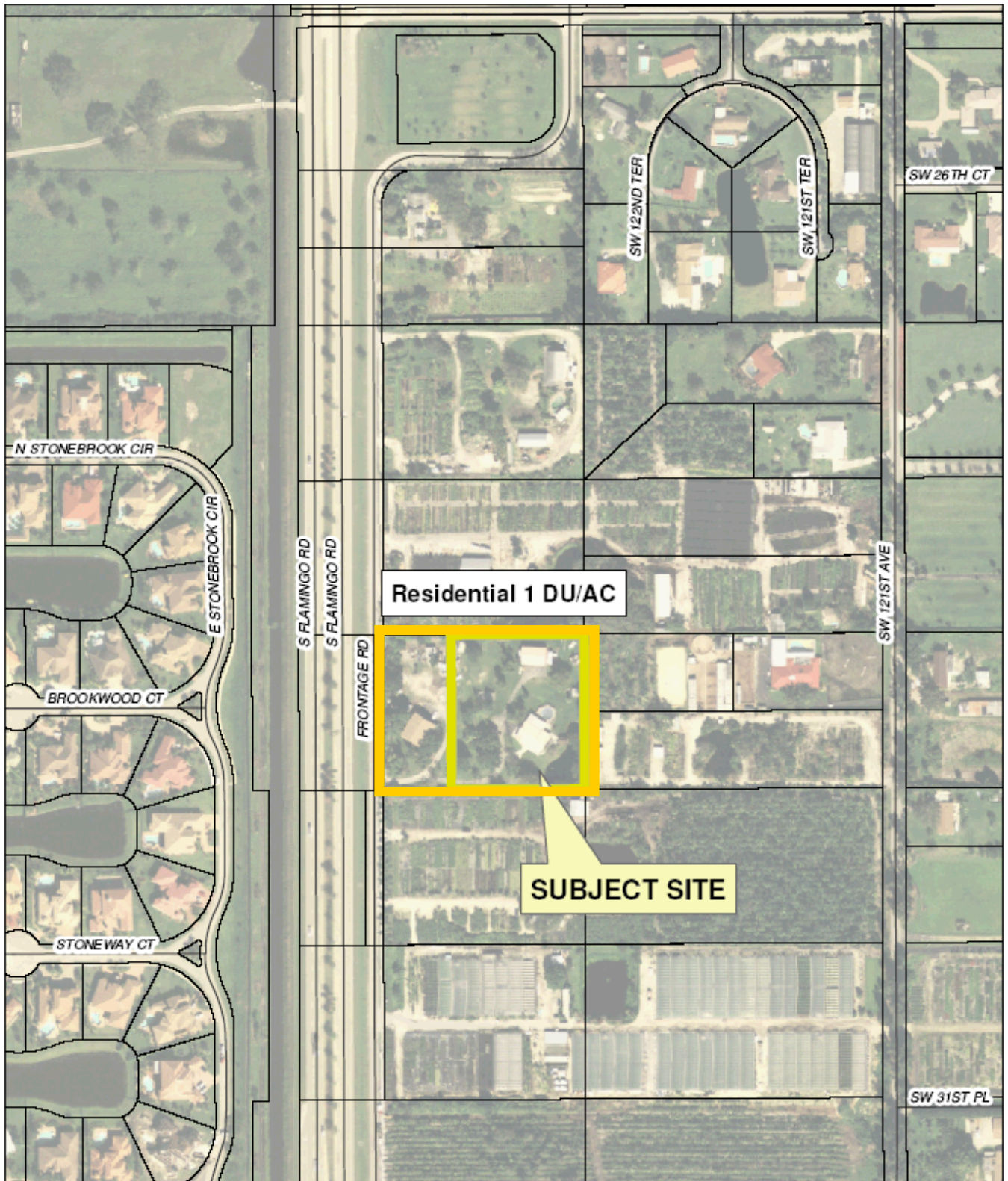
## **Exhibits**

1. Future Land Use Plan Map
  2. Zoning and Aerial Map
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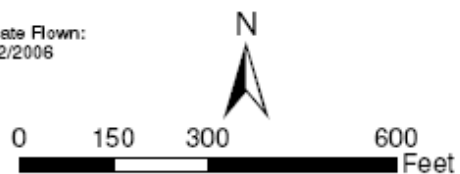
Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**Exhibit 1 (*Future Land Use Plan Map*)**



Date Flown:  
12/2006



Prepared by the Town of Davie GIS Division

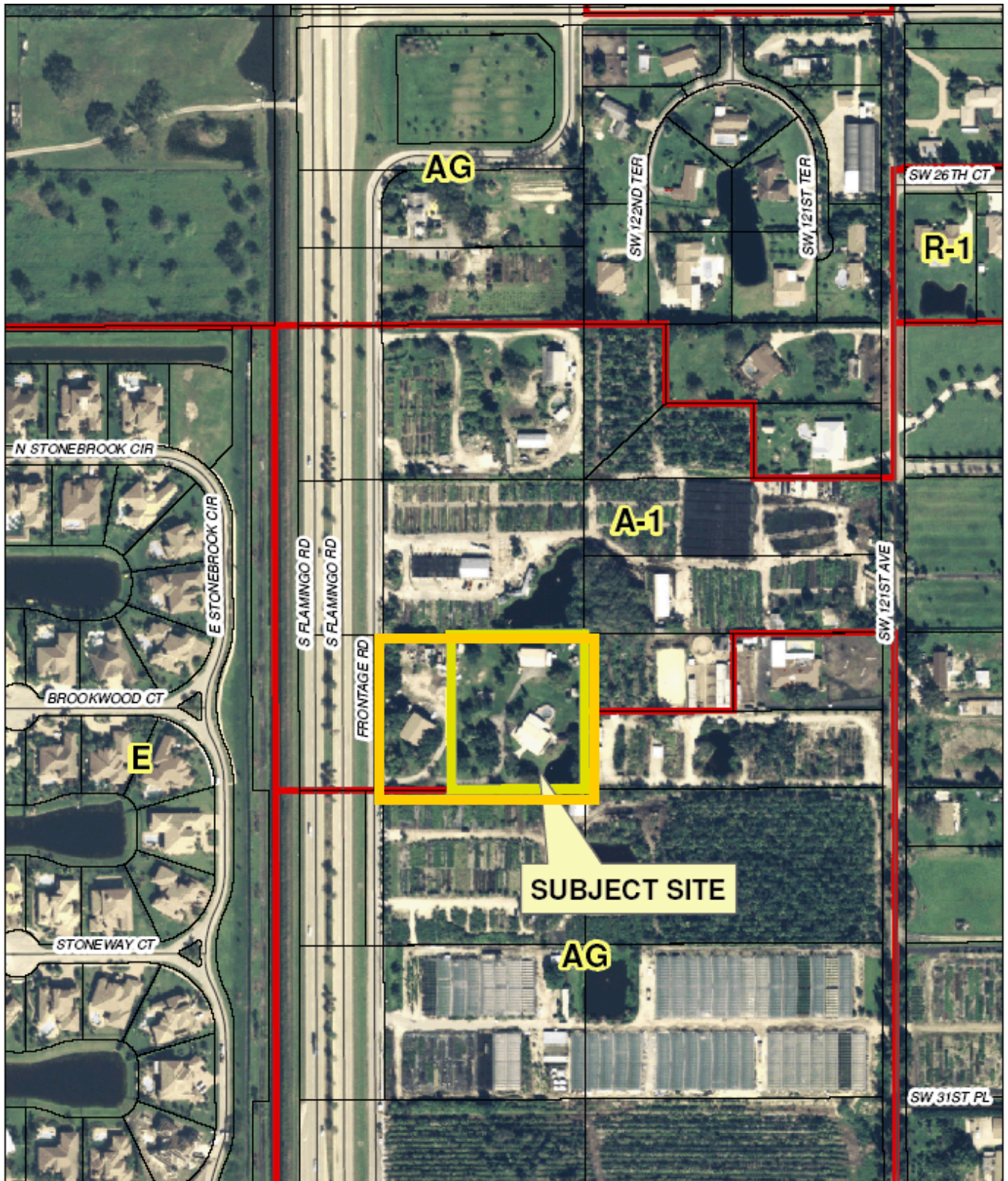
Plat  
P 1-1-08  
Future Land Use Map

Prepared by: ID  
Date Prepared: 2/8/08

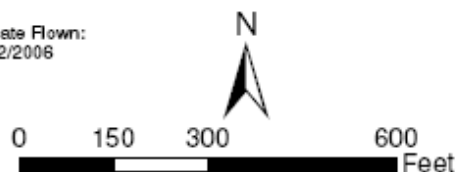


**Exhibit 2 (*Aerial, Zoning, and Subject Map*)**





Date Flown:  
12/2006



Prepared by the Town of Davie GIS Division

# Plat P 1-1-08 Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 2/8/08

